



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, September 11, 2014 at 1 PM.

- Members Present:** John Beck, Earl Hall, Rick Hirsch, John Hollenback, Tracy Manley, Kenneth Martin, Randy Mannix, & Bruce Thomas
- Members Absent:** Bill Pierce
- Staff:** Brian Bender, & Lewis Smith
- Public:** Mike Stenberg

President Manley called the meeting to order at 1:04 PM.

Agenda Item #1 – Attendance

Eight Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

Planning Director Bender announced of the need to add one item to the agenda as 6c.

Agenda Item #3 – Approval of Minutes

Member Hollenback moved, with Member Mannix seconding, to approve the July 10th Minutes as presented. The Board approved the motion through a vote of eight to zero.

Agenda Item #4 – Continued or Tabled Business

- a. None

Agenda Item #5 - Public Hearings

- a. Rock Creek Cattle Company CUP for a 160-foot high Cell Tower
President Manley opened the public hearing and asked if any Board member has a conflict of interest with the request.

Planning Director Bender summarized the request and noted staff recommends approval with seven conditions.

Mike Stenberg of Hyalite Engineers provided project details.

Member Mannix asked if the tower will be lighted.

Mike Stenberg responded by saying no since the tower is less than 200 feet in height, there are no FAA requirements.

Member Mannix asked who the builder is.

Mike Stenberg noted Dick Anderson is the contractor who intends to start the project next spring.

Vice President Hirsch asked who will own the tower.

Mike Stenberg confirmed Rock Creek Cattle Company will own the tower.

County Attorney Smith asked if a Phosphate resident will have cellphone coverage through this tower.

Mike Stenberg does not think so because of the topography between Phosphate and the proposed tower.

The Planning Board generally discussed how the proposed tower may improve cellphone coverage for adjacent areas.

Member Hall asked of the emergency radio coverage.

Mike Stenberg explained there is coverage at Rock Creek Lake.

President Manley closed the public hearing.

Member Thomas moved, with Member Hall seconding, to approve as recommended by staff the request by Rock Creek Cattle Company to install a 160-foot, high cellular communications tower. The motion also contained the seven conditions listed in the August 28th Staff Report. The Board approved the motion through a vote of eight to zero.

Mike Stenberg took the opportunity to provide the Planning Board with a status of Rock Creek. He noted several development projects including a cart storage building and cabins. He also noted the Lake Cabin is seeing lots of use among the members.

Member Mannix asked how many homes / cabins exist.

Mike Stenberg responded there are approximately 42 residences.

Agenda Item #6 – Non-public Hearing Items

a. Residential Densities in District #3

The Planning Board discussed the merits of 160-acre minimum lot size in Zoning District #3. The Board agreed it is time to reevaluate the provision since development pressures are different compared to ten years ago.

The Planning Board decided there is a need to expand Community Zoning Districts to provide more land for potential growth around the towns.

Member Beck asked if the County Commissioners have any interest to promote development in District #5.

County Attorney Smith explained Powell County applies only minimum resources toward economic development.

Member Mannix noted the Blackfoot Challenge attempts to promote economic development through their programs.

The Planning Board wants to schedule public forums in the towns to collect comments on possible Ordinance revisions. The Board expressed there is value to these listening sessions as the Board can explain Ordinance provisions to the public.

b. Permitting inquiry for Racetrack Community District

Planning Director Bender explained a property owner wants to operate a retail store from a structure that once contained the *Log Cabin Bar*. He continued by noting the Ordinance requires the issuance of a Conditional Use Permit for any new non-commercial use in the Community Districts.

Planning Director Bender described how last November, the Board agreed if a commercial use occupies an existing structure and is comparable in scale and intensity to a previous use, a Conditional Use Permit is not necessary. The Board also acknowledged there is a need to treat unique situations on a case-by-case basis.

Vice President Hirsch questioned what State rules would influence the business.

The Board discussed the history of the property.

The Board wants to have the owner prepare a proposal for the site and submit it for their consideration. The proposal should also include if the occupancy would require any improvements to the structure.

c. Permitting inquiry for Zoning District #5

Planning Director Bender noted this is another inquiry to see if an applicant needs to submit a Conditional Use Permit to operate a professional office with potential outdoor storage of vehicles in Zoning District #5.

The Planning Board after considering the provided information decided a Conditional Use Permit is necessary.

Agenda Item #7 – Planning Board Comments

The Planning Board realizing Deer Lodge is updating their Growth Policy would like the opportunity to discuss planning themes for District #5 (the Donut) with City officials. The Board instructed Mr. Bender to send a letter to the City officials asking for a meeting with either the City’s Planning Board or their consultant.

Agenda Item #8 – Staff Comments

a. County Attorney

County Attorney Smith informed the Planning Board the County Commissioners asked him to prepare an agreement to allow Mr. Bender to function as Deer Lodge’s Floodplain Administrator.

b. Planning Director

Planning Director Bender informed the Planning Board of the recent decision by David Corcoran to resign as Environmental/GIS Technician. Ricki Bauer accepted the position as GIS Analyst and will start on September 18th.

Planning Director Bender noted there is interest to install cellular communications tower to the west of Ovando. He continued by describing the conversation with the agent and how the Planning Board will require evidence demonstrating there is a service provider committed to the project.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the October 9th meeting

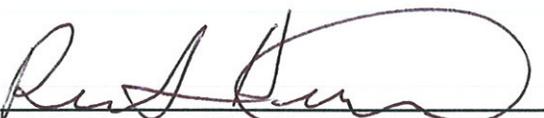
President Manley announced the next meeting is set for October 9th at 1 PM.

Agenda Item #11 – Adjourn

Member Hollenback moved, with Member Thomas seconding, to adjourn the meeting. The Board approved the motion through a vote eight to zero.

President Manley declared the meeting adjourned at 3.26 PM.

Respectfully Submitted,
Brian P. Bender, AICP CEP, CFM
Powell County Planning Director


Rick Hirsch, Vice President

10/09/14
Date